

**MT. PLEASANT CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY  
MINUTES**

April 12, 2016

7:00 p.m.

**REGULAR MEETING**

Mt. Pleasant City Community Development and Renewal Agency Board held a regular meeting April 12, 2016 at 7:00 p.m. The meeting was held in the Mt. Pleasant City Council Chambers located at 115 West Main Street, Mt. Pleasant, Utah 84647

**1. Welcome:**

David Blackham, Chairperson

**2. Roll Call:**

Justin Atkinson, Kevin Stallings, Dan Anderson, David H. Blackham, Heidi Kelso, Keith Collier, and Secretary, Jane Banks. Others in attendance: Colter Allen, Sam Draper, Dennis W. Slack, Beth Collier, Caden Clawson, Jason Clawson, James Tilson, Coleen Oltrogge, Shane Ward, Ron and Claudia Bennion.

**3. Approval of Agenda Items:**

A motion was made by Justin Atkinson to accept the agenda of April 12, 2016 as written.  
2<sup>nd</sup>: Dan Anderson All: Aye Motion carried.

**4. Approval of Minutes:**

Heidi Kelso made a motion to accept both the minutes of the March 8, 2016 regular meeting and March 8, 2016 special meeting at 6:30 p.m. as written. 2<sup>nd</sup>: Dan Anderson  
All: Aye Motion carried.

**5. Approval of Claims:**

The discussion on the claims was minimal. The question was asked about the Amish Country Gazebo and it was answered that it was for the pocket park. The Lion's Club was helping with a donation. It was also discussed about the amount that went to get the steel building covering the horse stalls at the arena.

Dan Anderson made a motion to approve the claims from 3/3/2016 to 4/8/2016 in the amount of \$83,727.56.  
2<sup>nd</sup>: Heidi Kelso.

**Roll call:** Justin Atkinson – yes; Kevin Stallings – yes; Dan Anderson – yes; Heidi Kelso – yes; Keith Collier – yes. Motion carried.

**6. Arena Report**

No Arena report at this time.

**7. Executive Director's Report**

Monte Bona gave the council a copy of the executive summary from the BYU Research Team concerning the bids that we received from our RFP for the swimming pool. He continued that their reaction to all the bids was positive. We got three bids from the twenty or so that were sent out. One bid for \$1.95 million, \$2 million and \$2.6 million. The recommendation from the BYU Research Team was to go with the company that was based in Utah. The proposal includes a year round pool that will be a competition/community pool with a kiddie pool as well. It will have a zero entry.

Monte Bona also spoke about the new rules governing Redevelopment Agencies and the tax increment that comes to the city because of the having a Redevelopment Agency. When a redevelopment agency is formed, a taxing entity committee is formed. The taxing entity committee consists of two members appointed by the city, two from the school district, one from the Utah State Board of Education, two from the county and one from each Water Conservancy District. The committee votes on whether to extend the Redevelopment Agency or to let it expire. They receive a report yearly on the growth and improvement the Redevelopment Agency has contributed. When we started out our base worth for the city was about \$6 million and has increased to approximately \$21 million. We hope by the time the CDRA ends in December of 2018, it will be approximately \$25 million. We are trying to get the school district to extend the CDRA so that we can use the tax increment money derived from all of these entities to help pay of the debt for the loan. We feel it would be a great opportunity for the school district to give back to the community. The community will benefit from the continued activity to overcome blight as well as the school district. Monte continued that we have three plans. Plan A is getting the school board to see the value of extending the Redevelopment Agency and allow us to use the tax increment to pay off the loan to CIB and continue to overcome the blight the city still has. Plan B and C will be discussed at a later date.

Heidi Kelso expressed how excited she was and felt that we had three very workable options to make the swimming pool possible.

## **8. Chairperson's Report**

Mayor Blackham talked about the Interlocal Agreement to establish a recreation committee. It is basically a formalization of what we already have in place. It is a precursor to forming a recreation district for North Sanpete County. He continued that we need to get all the mayors on board. He stated that so far Fairview, Spring City, and Fountain Green are on board. Moroni and Wales have some issues they want addressed first before signing.

Justin Atkinson felt that the formation of the committee would help resolve those issues and would be very valuable.

Mayor Blackham told the council that Woodmont/ShopKo have put earnest money down on the property at the Rodeo Grounds. They will have 122 parking spaces and a 30,500 square foot building and the façade will be modified to match the historical site. Mayor Blackham addressed the issue of parking and he believes they can be handled with private individuals that own property out there.

Kevin Stallings inquired if they would be starting on the building this year before the Rodeo. Mayor Blackham assured him they would not.

It was pointed out that we have paint vouchers for businesses as well some grant money for awnings and signs.

## **9. Adjourn: 7:29 p.m.**

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Jane Banks, Secretary